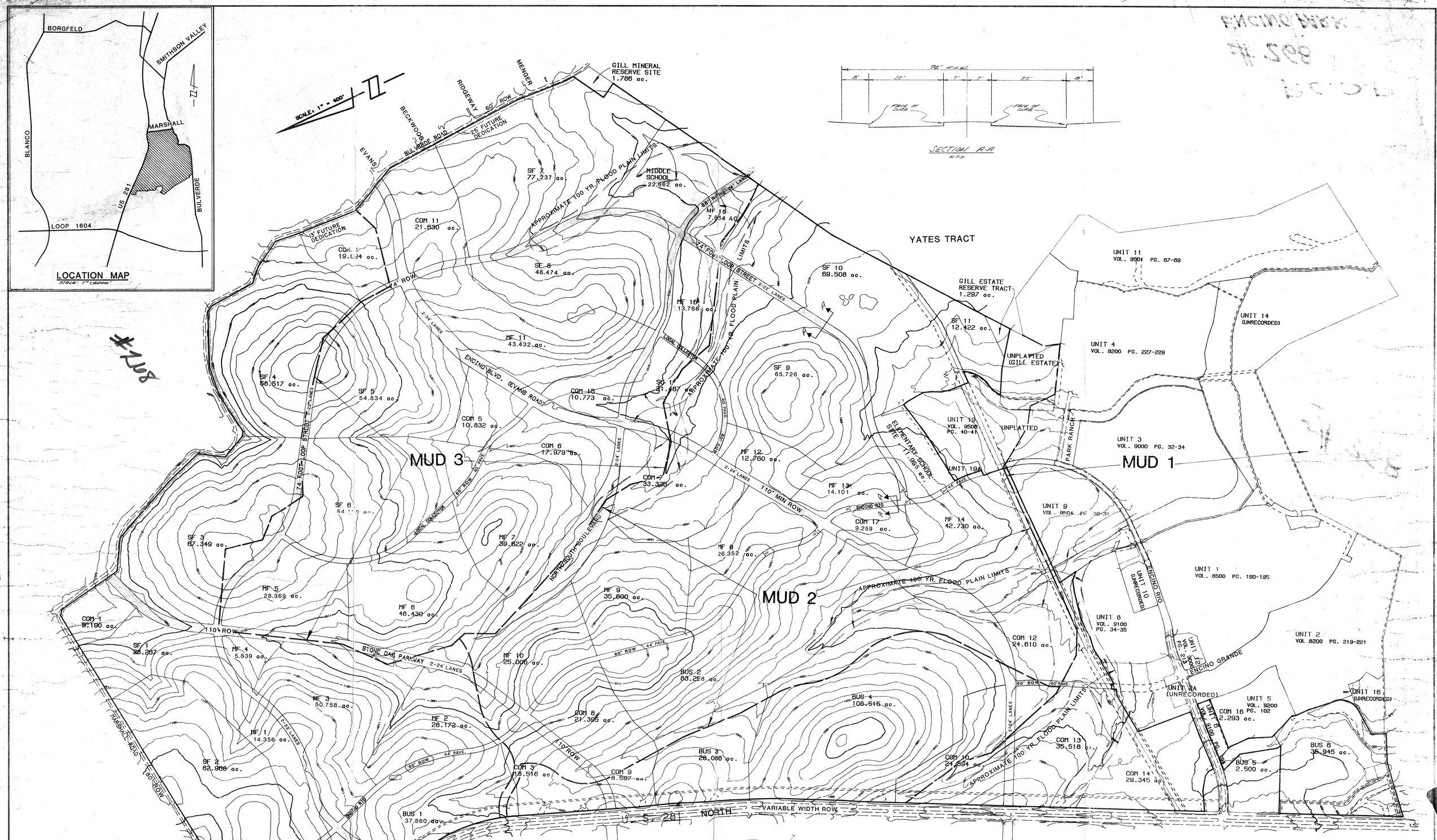

USE	AREA SUMMARY ACREAGE	NO OF UNITS	NOTE
SF (SINGLE FAMILY)	599.439 ACRES	2385	5.0 UNITS/ACRE OR LESS
MF (MULTIFAMILY)	437.245 ACRES	6640	5.1 UNITS/ACRE OR MORE
BUS (BUSINESS)	296.162 ACRES		
COM (COMMERCIAL)	324.769 ACRES		
SCHOOL	34.656 ACRES		
SU (SPECIAL USE)	21.467 ACRES		
MISCELLANEOUS	1.297 ACRES		
STREETS	133.643 ACRES		
TOTAL	1848.678 ACRES		

NOTES :

1. Water Service will be provided by Encino Park Municipal Utility District as per agreement between Denton Utilities, Inc. and the City Water Board.
2. Sewer Service will be provided by Encino Park Municipal Utility District as per agreement with the City of San Antonio, with ultimate treatment provided by the City of San Antonio.
3. This development will be completed in approximately 10 years.
4. The area being developed is situated outside the city limits and is not zoned.
5. Phase I construction will consist of Encino Blvd. from US 281 to Bulverde, Encino Rio from Encino Blvd. south , and 74' loop street from Encino Blvd. to Encino Rio.
6. Land uses shown on this drawing are intended solely for the use of the Developer and the City of San Antonio in determining : (1) road and thoroughfare designations, and/or projections of traffic flows and (2) estimates of anticipated domestic water usage and/or sewerage requirements. No other party shall have any justification for relying upon the designation of land uses set forth.

PRELIMINARY OVERALL DEVELOPMENT PLAN
FOR
ENCINO PARK

DEVELOPER
SRC, INC.
MIKE GULLEY, TRUSTEE
700 N. ST. MARYS, SUITE 750
SAN ANTONIO, TEXAS

ENGINEER
VICKREY AND ASSOCIATES, INC.
7334 BLANCO ROAD, SUITE 109
SAN ANTONIO, TEXAS

SEPTEMBER 10, 1984
REVISED 11/9/84

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